

Local Market Update for October 2024

A Research Tool Provided by Longleaf Pine REALTORS®



28312

Fayetteville

Single Family - Existing

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	28	22	- 21.4%	255	206	- 19.2%
Pending Sales	17	12	- 29.4%	175	160	- 8.6%
Closed Sales	25	14	- 44.0%	167	151	- 9.6%
Days on Market Until Sale	22	24	+ 9.1%	29	40	+ 37.9%
Median Sales Price*	\$265,000	\$317,500	+ 19.8%	\$300,000	\$298,000	- 0.7%
Average Sales Price*	\$281,638	\$306,136	+ 8.7%	\$297,945	\$286,401	- 3.9%
Percent of List Price Received*	99.7%	97.6%	- 2.1%	99.3%	97.1%	- 2.2%

Single Family - New Construction

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	13	9	- 30.8%	65	140	+ 115.4%
Pending Sales	1	5	+ 400.0%	47	54	+ 14.9%
Closed Sales	0	5	--	49	42	- 14.3%
Days on Market Until Sale	--	53	--	128	76	- 40.6%
Median Sales Price*	--	\$455,100	--	\$349,900	\$419,849	+ 20.0%
Average Sales Price*	--	\$459,695	--	\$356,544	\$406,783	+ 14.1%
Percent of List Price Received*	--	100.0%	--	99.9%	100.0%	+ 0.1%

Townhouse/Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	2	0	- 100.0%	7	17	+ 142.9%
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	43	--	--	23	163	+ 608.7%
Median Sales Price*	\$170,000	--	--	\$175,000	\$247,000	+ 41.1%
Average Sales Price*	\$170,000	--	--	\$175,000	\$247,000	+ 41.1%
Percent of List Price Received*	94.4%	--	--	98.7%	99.2%	+ 0.5%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

